MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143686/FH/2025
Date registered valid:	26 August 2025
Proposal:	Erection of a two storey side, part single, part two storey rear extension, elevational alterations and installation of three rooflights following the demolition of the existing single-storey extension to the rear.
Address:	13 Lynton Drive, Manchester, M19 2LQ
Ward(s):	Burnage Ward
Applicant:	Mrs Mardin Abbas Ali
Agent (if any):	Mr Badr Abubaker
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 March 2026**

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 18 September 2025

Standard consultations:
Printed: 2 September 2025 Expired: 23 September 2025

Neighbour notifications
Printed: 2 September 2025 Expired: 23 September 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

13 Lynton Drive is a two storey semi-detached house located in the residential area of Burnage ward. The property is constructed in brickwork with rendered element at first floor level to the front elevation and accommodates a hipped red finished in red pantiles. The property has an existing single storey, lean-to extension to the rear, carport to the side and outbuilding sited within the rear garden area. The application property affords hardstanding to the front and side, used for off-street parking. The topography of the site rises gradually from street level, with the remainder of the site level.

The surrounding area comprises residential properties of a uniform character, scale and form, set in a cul-de-sac arrangement. Two storey side extensions are evident within the immediate street scene.



Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking permission for the erection of a two-storey side, part single, part two storey rear extension, elevational alterations and installation of three rooflights following the demolition of the existing single-storey extension to the rear.

Consultations & Notification Responses

Local responses

One letter of representation was received from a local resident raising the following matter:

- Swift bricks should be incorporated into the development to provide enhancement for biodiversity.

Consultee responses

MCC Flood Risk Management – No objections, an informative is provided regarding a culvert within the vicinity.

Relevant Planning History

At the application site –

115438/FH/2017 – Erection of two storey side and rear extension and single storey rear extension to form additional living accommodation. Approved 26.04.2017.

092440/FH/2010/N2 – Erection of part single storey part 2 storey rear extension. Approved 16.04.2010.

History of negotiations

The planning officer requested the following amendments (1) address contrasting roof profiles (2) address overly bulky first floor rear element in relation to existing FF window (3) address awkward connections between proposed rear elements, to address outstanding concerns relating to visual amenity. The agent submitted revised plans by 03/02/2026 and 03/03/2026 which addressed initial concerns, the revised proposal was assessed accordingly.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-P1 – Sustainable Places

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EN 1 – Design Principles and Strategic Character Areas
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC1– Residential Extensions

A relevant material consideration is also:

- Manchester Residential Quality Guidance March 2017 (Manchester's Emerging Space Standards)

National Planning Policy Framework

The National Planning Policy Framework (December 2024) – The NPPF sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places

Paragraph 135 states – Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy L4 (Residential extensions) – This policy states that development proposals to extend existing dwelling houses should blend effectively with the existing building and its immediate

surroundings in terms of its scale and form; and maintain acceptable living standards for current and new occupiers in terms of access to daylight, sunlight, privacy and external amenity space.

Issues

Principle of development:

The principle of erecting a two storey side, part single, part two storey rear extension and associated elevational alterations to provide additional living accommodation for a family dwellinghouse is acceptable given that many individuals prefer to extend and alter their homes to meet changing household needs rather than move. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, flood risk and parking.

Impact on visual amenity and the streetscene:

The proposed two storey side extension would measure 2m in width, be set back 2.9m from the principal elevation of the host property and accommodate a hipped roof, set down 870mm from the original ridge line. A separation distance of 1m would be retained to the western side boundary and existing carport structure re-affixed to the extension and host property. 2.no windows are proposed in the front elevation only, serving a bathroom at first floor and wet room at ground floor, therefore will be obscure glazed. This side element would tie into the proposed rear extension to create a first-floor wraparound.

The proposed part two storey, part single storey rear extension would be sited at the rear of the property. It would project rearwards 4m at ground floor level and 2.8m at first floor level from the host dwellinghouse, with an overall width of 7.9m and be designed with hipped roof forms. The single storey element would be inset 0.3m from the shared boundary with no.15 and feature bi-fold doors and 1.no window in the rear elevation and a single rooflight in the north facing roof plane. The two-storey element would be set down from the original ridge 850mm, measure 4.95m in width, inset 3.05m from the shared boundary with no.15 and feature 1.no window in the rear elevation and a single rooflight in the west facing roof plane. To facilitate this rear extension, the existing lean-to outrigger would be demolished.

The proposed extensions would be built of brickwork to match the existing dwellinghouse with uPVC-framed openings. The submitted plans show that the original roof is to be replaced and installed with two additional rooflights, 1.no to the front and 1.no to the rear.

The overall siting, scale, and massing of the revised proposal is considered to be acceptable on balance, as the development is understood as being subservient to the host dwellinghouse in terms of their dimensions, would avoid resulting in 'excessively large or bulky' additions to the property, and would not cause undue harm to the residential amenity of neighbouring occupiers in terms of introducing overbearing features into the area. Sufficient private outdoor amenity space would also be retained to the rear.

The proposal is relatively standard in terms of its design and scale for developments of this type and would be in-keeping with the existing precedent of residential extensions in this locale. Sited at the side and rear of the property, the extensions would be partially visible within the street scene and public realm, however their use of matching materials should provide a blended appearance with the host dwellinghouse, ensuring that they do not form prominent visual features. The overall character of the property and its surrounding area should therefore not be significantly harmed by these works.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the

City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

With regard to the proposed two storey side extension, it is acknowledged that two storey development would be brought closer to the shared boundary with no.11 Lynton Drive, sited directly south. This neighbouring property affords a single storey wraparound side and rear extension along the shared boundary. Given that the proposed side extension would retain a separation distance of 1m to this side boundary and accommodate a hipped roof form which naturally pulls massing away from the boundary, it is not considered that any harm would be significant. Similarly, in terms of the side extension's capacity to cause loss of light and overshadowing, given the orientation of the development directly north of this neighbouring property, no impacts are anticipated. The side extension would feature two windows within the front elevation only, which would be obscure glazed, therefore raises no impact upon the privacy of neighbouring properties.

On the basis, that the proposed two storey rear element would be inset from the shared side boundaries of the application site, this siting is considered to sufficiently negate impacts in the form of overdominance and overshadowing. With regards to the single storey rear element, this would be of modest height and accommodate a rearward projection of 4m, which would align with the extended building line of the adjoining neighbour no.15 Lynton Drive. As such, it is considered that this element should not cause issues associated with overshadowing, loss of light, or loss of outlook, nor should it introduce an overbearing presence into the area.

Moreover, fenestration is proposed to the rear elevation only of the rear extensions, which would not give rise to any indue overlooking and loss of privacy of neighbouring occupiers.

The proposal therefore accords with saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

The proposed development would be partially situated over the existing driveway, reducing off-street parking provision within the curtilage of this site. However, one off-street parking space would be retained on the remaining driveway as shown on plan ref.AR-01 revision C, as such, the proposal is considered acceptable in this regard.

Waste:

The current waste storage arrangements would be unaffected by the proposal.

Flood Risk:

The application property is located within an area susceptible to surface water flooding, as such MCC Flood Risk Management have been consulted. FRM have reviewed the submitted FRA proforma and consider it acceptable, on the basis that the applicant uses the estimated flood level shown by the Product 4 data to inform the installation of the flood resilience & resistance measures.

Conclusion:

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste

storage, flood risk and parking as it broadly complies with saved policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance negotiations took place with regards to the proposed roof forms and design/scale of rear elements. Amended plans were submitted showing omission of the hip-to-gable and rear dormer extensions, as well as the reduction in width of the first-floor rear extension. The revised application has been determined with the attachment of appropriate conditions and is considered to be in accordance with the guidance contained within saved policy DC1 of the Manchester Unitary Development Plan and to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- 'Proposed Site Plan & Roof Plan', numbered 'AR-01 REV D', stamped as received by the City Council as Local Planning Authority on the 03/03/2026.
- 'Proposed Floor Plans', numbered 'AR-02 REV D', stamped as received by the City Council as Local Planning Authority on the 03/03/2026.
- 'Proposed Floor Plans', numbered 'AR-03 REV D', stamped as received by the City Council as Local Planning Authority on the 03/03/2026.
- 'Proposed Elevations', numbered 'AR-05 REV D', stamped as received by the City Council as Local Planning Authority on the 03/03/2026.
- 'Proposed Elevations', numbered 'AR-06 REV D', stamped as received by the City Council as Local Planning Authority on the 03/03/2026.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1. MCC records highlight that the underground Willow Brook Culvert is located within approximately 90m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage.

2. If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

18 Lynton Drive, Manchester, M19 2LQ
16 Lynton Drive, Manchester, M19 2LQ
3 Orville Drive, Manchester, M19 2JW
17 Lynton Drive, Manchester, M19 2LQ
15 Lynton Drive, Manchester, M19 2LQ
14 Lynton Drive, Manchester, M19 2LQ
12 Lynton Drive, Manchester, M19 2LQ
7 Orville Drive, Manchester, M19 2JW
5 Orville Drive, Manchester, M19 2JW
11 Lynton Drive, Manchester, M19 2LQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA